

INDUSTRIAL INVESTMENT OPPORTUNITY

For Sale by Private Treaty

UNIT 1 ASH DRIVE,
NAAS ENTERPRISE PARK,
NAAS, CO. KILDARE



Detached modern warehouse
extending to 1,355 sq.m (14,585 sq.ft)





INDUSTRIAL INVESTMENT OPPORTUNITY

- Modern, detached warehouse
- Extends to 1,355 sq m (14,585 sq ft) - GEA
- New 10 year Full Repairing and Insuring Lease
- Rent - €70,000 per annum
- Clear internal height approx. 8.05m



14,585 SQ.FT
WAREHOUSE

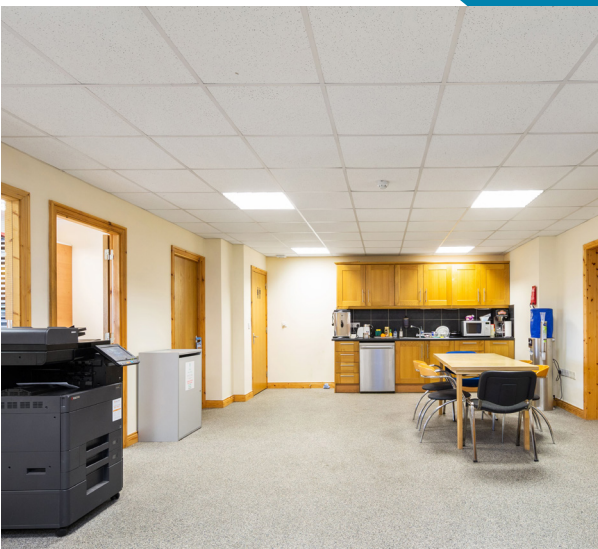
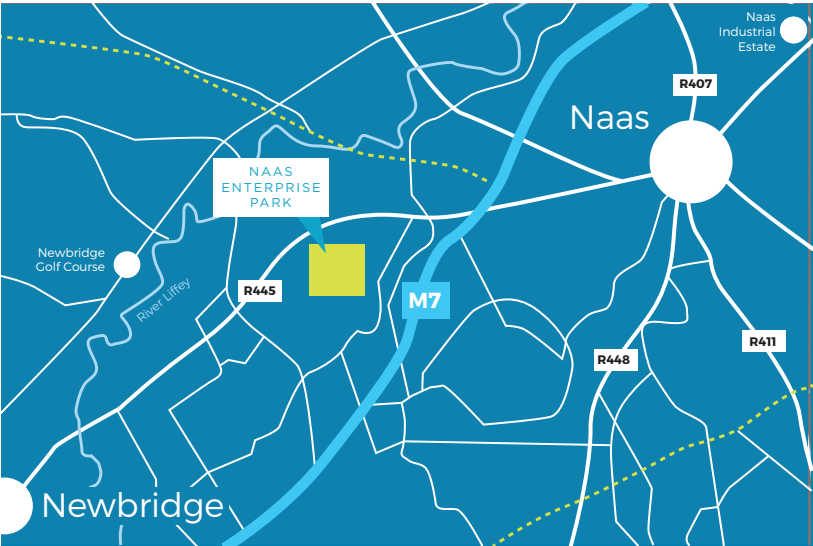


€70,000
RENT P.A

LOCATION

Naas Enterprise Park extends to over 40.47 ha (100 acres), with 100 plus occupiers over 139,350 sq m (1.5 million sq ft) of industrial and office accommodation. Located on the R445 Naas to Newbridge road, approximately 6km west of Naas town centre and 4km east of Newbridge. The park is well situated adjacent to the M7 motorway, providing easy access to Dublin, the M50 orbital network and the South.

This is a long established commercial and industrial location with nearby developments including; - Toughers Industrial Estate, Ladytown M7 Business Park, Newhall Retail Park and Globe Retail Park. The area is also a popular logistics location; - Aldi, Johnston Logistics, Lidl, Primark and DSV all have substantial distribution centres in the area.



DESCRIPTION

The property comprises a modern, detached warehouse that provides two storey office accommodation to the front and warehouse to the rear. Situated on a large yard that accommodates car parking and truck turning facilities, all bounded by steel palisade fencing.

The property is of steel portal frame construction, with a mix of concrete block infill walls and profiled metal cladding under a twin skin metal deck roof, incorporating perspex roof lights. The warehouse / production area provides for reinforced concrete floors, suspended bay halogen lighting and benefits from a clear internal height of 8.05m. Loading access is via two electric roller shutter doors, to the side and rear.

The office accommodation is finished to a high standard and presents in excellent condition. General specification includes plastered and painted walls and ceilings, gas fired central heating, suspended ceiling tiles and inset fluorescent lighting. Both the offices and warehouse provide separate staff kitchen / canteen and WC facilities.





TENANCY INFORMATION

Tenant	Size Sq Ft	Rent Per Annum	Lease Term	Review Date	Break Option
Exhibition and Conference Services (ECS) Ltd	14,585	€70,000	10 year Full Repairing and Insuring	Open market rent review on the first day of the 6th year of the term	Expiry of 5th year of the term (subject to 12 months written notice)

TENANT

ECS Ltd are a multi-disciplinary international trade event, conference and exhibition company. ECS Ltd have been in operation for over 20 years, their core services include exhibition design and build, bespoke design and production, large format graphics, fabric printing, electrics and furniture hire.

SCHEDULE OF ACCOMMODATION

The appropriate gross external areas for the property is as follows:

Description	Floor Area (Sq M)	Floor Area (Sq Ft)
Warehouse	1,025	11,033
Office	330	3,552
Total	1,355	14,585
Mezzanine	967	10,409

Please note: All intending purchasers should satisfy themselves in relation to floor areas.

TITLE

We understand the property is held under Long Leasehold title.

BER

BER C1

CONTACT



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